

MIXED-USE PROJECT INFORMATION

SITE: 2.93 ACRES (127,735 SQ.FT.)

DENSITY: 24.2 DWELLING UNITS/ACRE

COMMERCIAL AREA

AREA AND TYPES OF UNITS:

7,940 SQ.FT. OFFICE RETAIL
7,400 SQ.FT. EVENT CENTER

PARKING:

1 PER 300 SQ.FT. = 27 STALLS
1 PER 200 SQ.FT. = 37 STALLS
LESS 20% MIXED USE = 12 STALLS
TOTAL COMMERCIAL REQUIRED = 52 STALLS
TOTAL COMMERCIAL PROVIDED = 52 STALLS

RESIDENTIAL AREA

TYPES OF UNITS:

2-BEDROOM APARTMENTS
1-BEDROOM (1A) APARTMENTS
1-BEDROOM (1B) APARTMENTS

NUMBER OF UNITS BY LEVEL:

LEVELS	1	2	3	4	5	TOTAL	UNIT MIX
2-BEDROOM APARTMENTS	4	7	7	7	7	32	45%
1-BEDROOM (1A) APARTMENTS	2	8	8	8	8	34	52%
1-BEDROOM (1B) APARTMENTS	1	1	1	1	1	5	6%
	7	16	16	16	16	71	

71 APARTMENTS ON SITE

PARKING:

1.9 STALLS PER UNIT = 135 STALLS
LESS 20% MIXED USE = 27 STALLS
TOTAL RESIDENTIAL REQUIRED = 108 STALLS
TOTAL RESIDENTIAL PROVIDED = 108 STALLS

SHARED PARKING

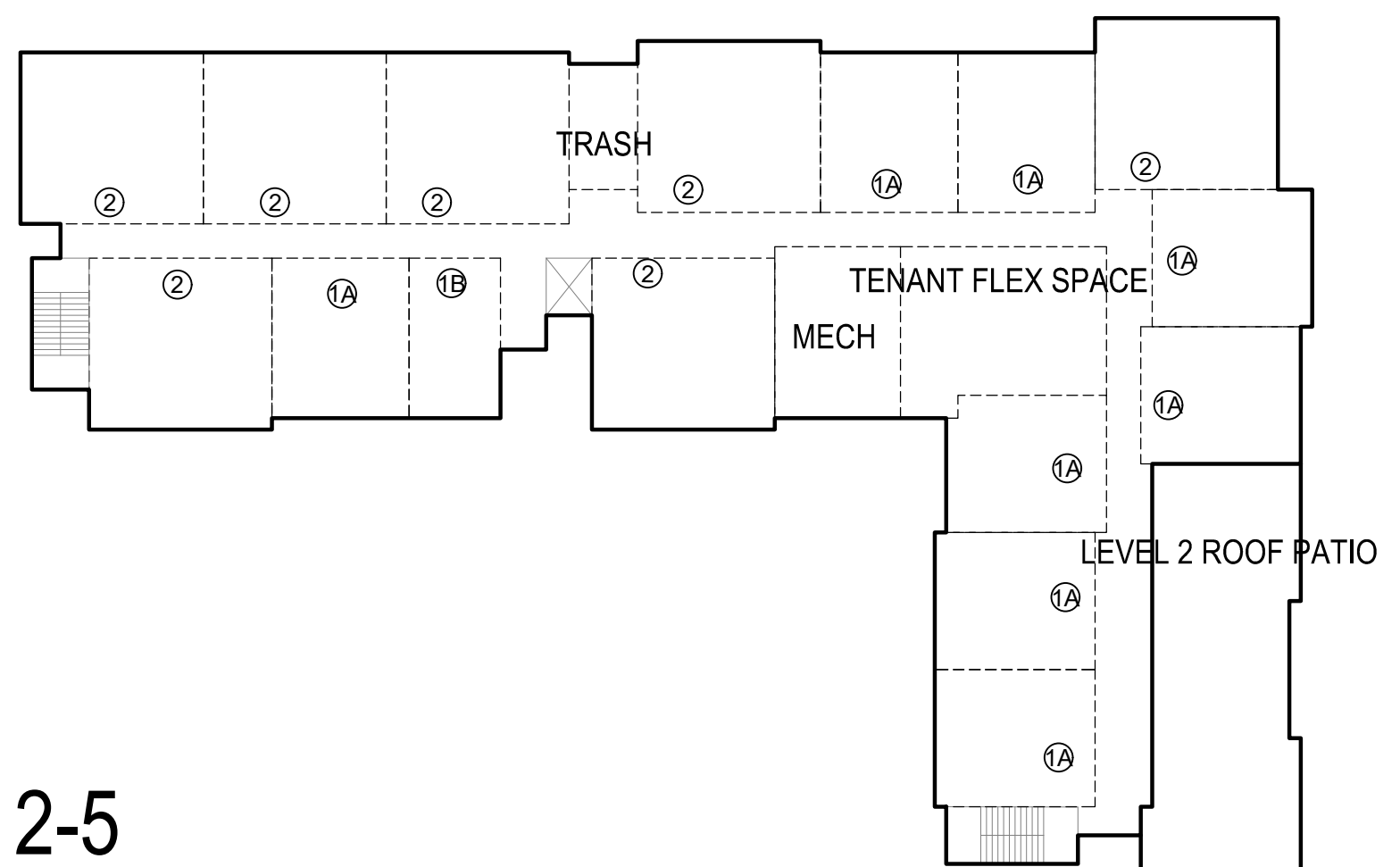
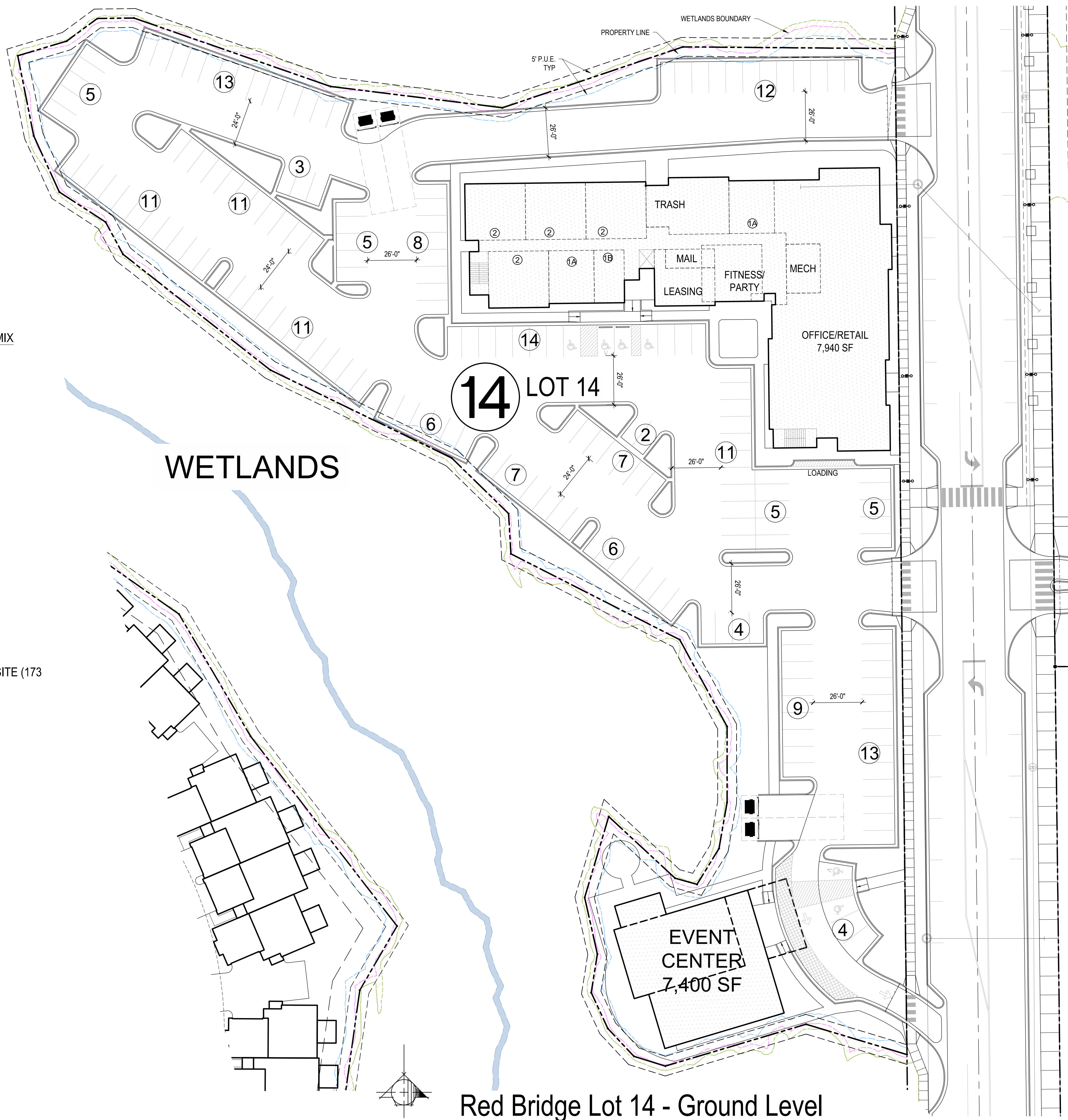
173 TOTAL STALLS ON SITE

DURING BUSINESS HOURS, EMPLOYEES AND CUSTOMERS WILL USE 27 OF THE 173 STALLS.

OUTSIDE OF BUSINESS HOURS, LOT 14 RESIDENTIAL TENANTS WILL USE 108 STALLS.

ANTICIPATED EVENT CENTER HOURS EXTEND INTO NORMAL RESIDENTIAL HOURS, SO THE REMAINING 65 STALLS ON SITE (173 TOTAL LESS 108 RESIDENTIAL) WILL BE USED PRIMARILY FOR THE EVENT CENTER.

NOTE: THE 16 ADDITIONAL STREET STALLS ARE SHOWN ON THE SITE PLAN ARE NOT INCLUDED ABOVE.



Levels 2-5

1" = 30'-0"
(1" = 60'-0" ON 11x17 PAPER)

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RED BRIDGE STATION - LOT 14

Payson, Utah
SITE PLAN - LOT INFORMATION

Job #	
Dr. By	MTJ
Ch. By	
Rev. By	
Revisions	
Date:	PRELIMINARY
Sheet:	AS101
	of

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